



TODMORDEN TOWN CENTRE DEVELOPMENT BRIEF

TODMORDEN TOWN CENTRE
RENAISSANCE BOARD

19 December 2008

A Development Brief for securing the redevelopment of Todmorden Town centre following public and stakeholder consultation, the approval of the Board and then endorsement by Calderdale Council Cabinet

TODMORDEN TOWN CENTRE DEVELOPMENT BRIEF

PUBLIC PROCUREMENT BY CALDERDALE METROPOLITAN BOROUGH COUNCIL OF A PRIVATE DEVELOPMENT PARTNER FOR THE TODMORDEN TRANSFORMATIONAL PROJECT

The Council is seeking a 'development partner' to redevelop the centre of Todmorden through a conditional disposal procedure. This involves land largely in the ownership of the Council. However in the longer term there may be other development opportunities within the town centre.

There will be a two-stage procedure to select the preferred developer, an initial invitation to register an expression of interest, a pre qualification stage to test how the proposals meet the suggestions put forward in this brief, followed by an invitation to a short list of no more than four developers to submit their proposals for the centre. These developers will be required to demonstrate that they can deliver a commercially viable scheme which delivers the objectives within this brief. Details of the short listed proposals would be subject to public consultation, before Calderdale Council assisted by Yorkshire Forward selects a preferred developer.

This brief outlines the objectives of the Council and Yorkshire Forward for Todmorden Town Centre and the planning framework with which it must conform. Criteria for prequalification and final selection of the preferred developer will be issued in a separate document.

1 INTRODUCTION

Background

- 1.1 Todmorden Town Centre is situated on the Western edge of the built up area of Todmorden, centred along Halifax Road and Burnley Road. Within the town centre there is a good range of facilities including Todmorden College, the Town Hall, markets, and retail facilities. It is also an area with a number of redevelopment opportunities including the Abraham Ormerod Building, former Netto supermarket and Todmorden Health Centre. On the edge of the Town Centre is the Halifax Road development site, where a mixed use development is proposed. Tipside, an area of designated open space within the Town Centre, is likely to be suitable for some small scale localised development provided that open space policies are adhered to and access difficulties can be overcome.
- 1.2 To kick start the redevelopment of the Town Centre, it is proposed to concentrate on the Bramsche Square area, creating a town square which will be the focus of the Town Centre, plus new commercial facilities.
- 1.3 Bramsche Square lies at the heart of the town centre of Todmorden and includes its most prized building, the magnificent Town Hall. Successive regeneration initiatives, the Market Town Initiative and Renaissance Market Towns have helped bring derelict buildings back into use and improved the public realm. The reopening of the Rochdale Canal has improved the image of the town and encouraged visitors to the area.
- 1.4 Todmorden's two markets are at the heart of the retail offer in the town; the Indoor Market is open 6 days a week and the outdoor market is open 5 days a week including a second hand market on

Thursdays. Small, independent shops are the main retail offer, although there are two edge of centre supermarkets, LIDL and Morrison's.

- 1.5 Todmorden has very good accessibility to surrounding towns; there are direct trains to Manchester (35 minutes) and Leeds (1 hour) and road connections to Burnley, Rochdale and Halifax.
- 1.6 The Valley Vision' document, published in 2003 by John Thompson and Partners (available at www.ucvr.org.uk), was developed from the views of the people that live and work within the Upper Calder Valley area including Todmorden.
- 1.7 This strategy included a recommendation that Bramsche Square should be transformed into a place for people not cars and that the One Stop Shop/ Post Office Building should be redeveloped and a new vista created to the Town Hall. This was then developed into proposals for the redevelopment of the Rose Street PCT building as part of a wider regeneration scheme. To further this, a Town centre Renaissance Board was established.

Scope and Role of Brief

- 1.8 The primary aim of the Brief is to provide a clear indication of the scope for redevelopment of the Town Centre.
- 1.9 The scope of the Brief is to:
 - Guide and shape the future reuse and redevelopment of the area.
 - Identify the development opportunities and constraints of the area.
 - Outline the material considerations which will be assessed in the determination of planning applications within the area.

1.10 The Brief has adopted the following strategic objectives:

- To establish the principle of a mixed-use development on the site, to include the redevelopment of the Health Centre area and Council car parks.
- To create a high quality development, with improved public realm that is appropriate to its context and that preserves or enhances the character and appearance of the Town Centre Conservation Area.
- To create an environment that increases economic activity and footfall in Todmorden Town Centre and increases the retail offer in the town.
- To create better visual and pedestrian linkages between Bramsche Square and Todmorden Town Hall.
- To improve the economy of the town by encouraging developments which will provide a home for new or expanding businesses if demand exists
- To assist the improvement of the indoor and outdoor markets
- To encourage suitable leisure uses
- To encourage development of environmentally friendly schemes as part of wider initiatives already being undertaken in Todmorden

Feasibility Study Outcomes

1.11 Feasibility work has lead to the following key conclusions of the project:

- A comprehensive mixed use redevelopment of the defined whole site is required to help improve the economic prospects of the town centre.
- For a viable scheme with significant public realm, there may need to be a restructure of public car parking provided in Todmorden Town Centre. To deal with this restructuring there

would need to be improved management and use of the spaces that will be provided and clear signposting to car parking in the vicinity. There must also be recognition for users with ambulant disabilities

- With the majority of Bramsche Square being located within a Conservation Area, it is vital that any redevelopment undertaken is complementary and sympathetic to the urban form of the existing buildings within the nearby vicinity which will require design advice from a competent urban designer. This will apply also to the back of any shops exposed by the demolition of the Healds building
- Deliverability is crucial – proposed options must therefore represent demonstrably realistic opportunities both financially and in planning terms whilst being a development of high quality.

Wider Ambitions

1.12 This brief concentrates on the core area of Todmorden Town Centre, centred on Bramsche Square. All the land within this core area is owned by the Council and can be developed within the short term. However there are a number of sites (see appendix 1) owned by third parties surrounding the core area, which could be incorporated into a wider redevelopment/ town centre improvement although some of this may be in the longer term or may have been redeveloped by the time a development can proceed. In particular the Healds building needs to be included. A number of these sites are within Todmorden Conservation Area and therefore any redevelopment will need to use high quality design and materials.

2 LOCATION AND DESCRIPTION

- 2.1 The Site is located between Burnley Road, Halifax Road, Roomfield Street and the river Calder. The wider study area consists of much of the Town Centre and includes a number of key facilities, the Town Hall, Post Office, small supermarket, and indoor and outdoor markets. The site also currently includes the Health Centre, which is due to finally relocate to a new facility on Halifax Road in April 2009.
- 2.2 The majority of the Town Centre (excluding the Health Centre) lies within the Todmorden Conservation Area. It contains the Grade I listed Todmorden Town Hall and Grade II listed Oddfellows Hall. The redevelopment of Bramsche Square needs to enhance the environment surrounding the Town Hall as well as complementing the building.



Todmorden Town Hall



Oddfellows Hall

- 2.3 There are also a number of other buildings, which are not listed but add to the conservation area. These are the Market Hall and Central Methodist Church which should be retained.



Indoor market



Central Methodist Church

Plan of existing heights – see Appendix 2

- 2.4 Currently much of the Site, including the Town Hall, markets and car parks are in Council ownership, other major landowners are the PCT who occupy the Health Centre site and the Central Methodist Church. CMBC are currently acquiring the Health Centre from the PCT, which will be redeveloped as part of the scheme.

Plan of existing uses – see Appendix 3

- 2.5 It is proposed that the first stage of the project will involve land solely in the ownership of the Council. If land owned by third parties is required, this will involve reasonable offers to acquire at Market Value by the selected developer. However if no agreement can be reached it may be possible for the Council to use CPO powers provided that a valid and viable planning consent has been granted for the proposed use.
- 2.6 To the North of the site, across the river Calder is an area of open space known as Tipside. This currently provides some informal parking for market traders, a play area and riverside walk in addition to the provision of a number of storage units. The land is within mixed council and private ownership and is allocated as Open Space within the UDP.

- 2.7 The river Calder is culverted under the Town Hall and market area, which may have an impact on development costs. There is also a change of level between Bramsche Square car park and the outdoor market.

3 PLANNING POLICIES

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the statutory development plan for an area. The “development plan” in Calderdale consists of the Regional Spatial Strategy for Yorkshire and the Humber (“the RSS”), and the Replacement Calderdale Unitary Development Plan: Adopted 25/8/06 (“the UDP”). It has also been established in the courts that national planning policy guidance is a material consideration in the formulation of planning decisions.

The following section provides an outline of the relevant planning policy considerations at the Site, which the development proposals are being formulated in accordance with.

National Planning Policy

3.2 Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (February 2005)

PPS 1 sets out the Government’s policy objectives for planning and highlights the need to integrate and promote the key themes of sustainable development, economic development, social inclusion, environmental protection and enhancement, and the prudent use of natural resources.

PPS 1 states that the planning system should:

“Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places.”
(Paragraph 27)

There is also an emphasis on community involvement in planning and the promotion of a planning system that is transparent, accessible and accountable, and which promotes effective public participation. (Paragraph 40)

3.3 Planning Policy Statement 3 (PPS3): Housing (November 2006)

PPS3 relates to the planning of housing development, its key objective is to create sustainable, inclusive and mixed communities. PPS3 seeks to ensure that new housing is developed in suitable locations, which offer a range of community facilities and good access to jobs, services and infrastructure. There is an emphasis on the need to make effective and efficient use of land through the use of previously developed land, at higher densities. PPS3 also emphasises the role of utilising good design in achieving high quality and a suitable mix of housing.

3.4 Planning Policy Statement 6 (PPS6): Planning for Town Centres (March 2005)

PPS6 contains key objectives relating to development in town centres. These objectives are intended to promote the vitality and viability of town centres by:

- *“Planning for the growth and development of existing centres; and*
- *“Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.”*
(Paragraph 1.3)

The main town centre uses are retail, leisure and entertainment, offices, arts, culture and tourism (paragraph 1.8).

3.5 Planning Policy Guidance Note 13 (PPG13): Transport (March 2001)

PPG 13 places an emphasis on reducing the need to travel, and in particular, reducing reliance on the private car. PPG 13 states that the planning system should encourage development, which promotes movement by more sustainable modes of transport such as walking, cycling and public transport. The Site satisfies these principles owing to its central location on the outskirts of the main urban area, which has excellent accessibility to jobs, general amenities and public transport.

PPG13 also seeks to ensure that, as part of a package of planning and transport measures, levels of car parking provision associated with new development should promote sustainable transport choices.

3.6 Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment (September 1994)

PPG15 seeks to protect the historic environment, including listed buildings and conservation areas. PPG 15 encourages new development that contributes to the preservation or enhancement of the character, or appearance, of conservation areas. PPG15 also

encourages development that is sympathetic to the setting of listed buildings.

3.7 Planning Policy Statement 25 (PPS25) Development and Flood Risk

PPS25 sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

Regional Planning Guidance

3.8 The Yorkshire and Humber Plan (Regional Spatial Strategy to 2026)

Within the RSS, Todmorden is classified as a Local Service Centre. Policy E7: Rural economy states that 'Plans, strategies, investment decisions and programmes should help diversify and strengthen the rural economy by facilitating the development of rural industries and enterprises in a way that:

- Promotes complementary roles for Principal Towns and Local Service Centres
- Supports and protects an attractive and high quality rural environment
- Ensures appropriate scales and types of development and levels of traffic generation

Local Planning Guidance

3.9 The Replacement Calderdale Unitary Development Plan (“the UDP”)

The Replacement Calderdale Unitary Development Plan (“the UDP”) was adopted on the 25th August 2006. Within the UDP, the Site is designated as a Conservation Area and Town Centre use.

Plan showing UDP policies - see Appendix 4

3.10 The Calderdale Local Development Framework (“the LDF”)

The Planning and Compulsory Purchase Act 2004 requires the eventual replacement of the UDP with a new Local Development Framework (LDF). The LDF will comprise a number of Local Development Documents (LDDs). The LDF together with the Regional Spatial Strategy will provide the essential framework for planning decisions in Calderdale. Whilst the LDF is being produced, the policies of the UDP have been ‘saved’.

The most significant documents with respect to the Site will be the “Core Strategy” and the “Land Allocations” Development Plan Documents; however, these are not scheduled for adoption until mid 2010 and mid 2012 respectively.

The saved policies of the UDP therefore continue to constitute the relevant local planning guidance, to be used in conjunction with the regional planning guidance. The UDP policies relevant to the Site are discussed below.

3.11 Policy GS 2 relates to the location of retail and key town centre and leisure use. It states that:

“Retail development intended to serve a wide catchment area or which might have a significant effect upon local shopping patterns, or key town centre and leisure uses should be sited within an existing town centre. Where suitable central sites are not available a sequential approach to site selection should be adopted, with edge of centre sites having preference over out of centre locations. Development should be appropriate to the scale, role and character of the centre and the catchment that the developer seeks to serve. Proposals for retail facilities which in themselves or together with other similar developments with planning permission in the locality could seriously affect the vitality and viability of any nearby town centre, or would give rise to unacceptable environmental, amenity, traffic, sustainability or other problems will not be permitted.”

The “key town centre and leisure uses” are outlined in paragraph 6.9 of the UDP and include office, retail and leisure uses. The UDP also states at paragraph 6.37 that residential uses will be encouraged in town centres, meaning residential uses are acceptable at the Site in planning terms but the Board wants residential to only be ancillary.

Policy BE 18 relates to Development within Conservation Area. It states that:

“The character or appearance of Conservation Areas will be preserved or enhanced. New development and proposals involving the alteration or extension of a building in or within the setting of a Conservation Area will only be permitted if all the following criteria are met:-

- i. *the form, design, scale, methods of construction and materials respect the characteristics of the buildings in the area, the townscape and landscape setting;*

- ii. *the siting of proposals respects existing open spaces, nature conservation, trees and townscape/roofscape features;*
- iii. *it does not result in the loss of any open space which makes an important contribution to the character of the Conservation Area or features of historic value such as boundary walls and street furniture; and*
- iv. *important views within, into and out of the area are preserved or enhanced.”*

To ensure that development proposals are in keeping with the character of a Conservation Area, a full planning application will need to be submitted. Consideration must be given to advice contained in PPG15 and Policy BE18.

The UDP confirms that the redevelopment of the Site for residential, commercial and retail use would be acceptable in planning terms. However, the design of any development will need to take into consideration the Site's designation as a Conservation Area.

4 PLANNING AND DEVELOPMENT PRINCIPLES

These are a range of key issues that must be considered as part of any proposals for reuse and redevelopment of the Site. These are summarised as follows:

4.1 Land Use:

The site is within the town centre and a wide range of uses can be included within a mixed-use development, including retail, leisure, office, community, and ancillary residential uses. Depending on the number of sites which are developed, some or all of these uses can be incorporated into the scheme. As one of the aims of the

redevelopment is to improve the retail offer by creating modern, larger units within the town, any scheme should have an element of retail development within it.

Residential uses should only be an ancillary use for a small proportion of the site only and must not in any way become a dominant part of the scheme.

From feasibility studies undertaken, it has been identified that Todmorden has a limited office market and demand within the town has remained historically low. Consequently, whilst we want to encourage aspirational ideas/concepts within the proposals considered, a deliverable and viable scheme is key. Clear justification, market evidence, and potential take up or at the very least flexibility of floor plates within options must be clearly demonstrated if such a use is incorporated within development options.

A key element of any redevelopment scheme is the provision of a new town square and improved public realm including an element of street pedestrianisation. Although the position of the square is a decision left to the developer, it should be a minimum of 700 m² -950 m². It is important that any square is large enough to act as a place for informal meeting and relaxation, as well as a venue for organised events, such as performances and specialist markets. Due to its location within the conservation area, high quality materials will need to be used in the construction of the square. In addition, planting and trees should be incorporated to add to the overall appearance of the new square.

The indoor and outdoor markets within Todmorden are an integral part of the local economy and the redevelopment of Bramsche Square must compliment this use by providing development, which will increase the footfall in the area.

4.2 Car parking

There are no extra parking provision requirements relating to planning requirements on the site due to its location within the Town Centre. The site is adjacent to the bus station and a short walk from the train station, where services link with Halifax, Manchester and Leeds.

Some rationalisation of the existing public parking is necessary to produce a viable scheme; this will need to be justified by a traffic and usage assessment. The assessment will need to consider the likely traffic increases associated with the new development. A significant element of free, short stay (30 minutes) parking needs to be incorporated into the scheme and this needs to be centrally located in the Bramsche square area.

Parking provision has been shown to be a major public concern so any parking scheme will be subject to considerable scrutiny and will need to be justified through the traffic and usage assessment. Creative use of all available parking spaces will be welcomed as will designs that involve the creation of shared spaces.

4.3 Sustainability

The Site can provide an opportunity for a mixed use development and make a positive contribution to the creation of a balanced and mixed community. The objective is to create a sustainable and high quality development that is appropriate to its context and enhances the character and appearance of the conservation area.

Yorkshire Forward is committed to the principles of Sustainability and procurement decisions will be taken having regard to Yorkshire Forward's Sustainable Development Policy and its commitment to integrated sustainable development. Sustainability must be

considered and adequately addressed when preparing specifications and throughout the delivery of the development.

The replacement UDP supports the same guides for sustainability in the regions developments as set out in the Yorkshire and Humber RSS and Planning Policy Statement 1:

To promote sustainable development by making Calderdale a place people want to live, work and visit, through:

- The improvement of employment opportunities, mixed use development, traffic reduction measure and better public transport links;
- The effective protection and enhancement of the environment;
- The conservation and efficient use of resources; and
- The promotion of development which recognises the needs of everyone including safety and security issues.

Some further Sustainable Development Objectives of Calderdale Council that apply to the development of the site are:

a) Facilitation of Economic Prosperity and Growth

Attainment of Objectives through UDP policies

- Provision of a range of employment sites;
- Encouragement of employment generating development;
- Protection of existing employment land and buildings;
- Stimulation of economic regeneration; and
- Promoting vitality and competitiveness in the District's town centres.

b) Making Full Use of Urban Land

Attainment of Objectives through UDP policies

- Priority to the development of previously developed land;
- Promotion of the refurbishment and re-use of vacant or underused buildings;
- Increasing the density of development without town cramming; and,
- Protection of open space.

c) Protection and Enhancement of Urban Communities

Attainment of Objectives through UDP policies

- Meeting housing and employment needs in accessible locations within or close to main settlements;
- Stimulation of urban regeneration;
- Controlling pollution, flood risk and air quality;
- Protection of historic assets;
- Protection and creation of open space and sites of nature conservation value; and
- Provision of needed facilities in accessible locations.

Developers must therefore demonstrate in their tender submission how they would embrace the principles of sustainability in carrying out this development. This should include achieving the provision for 10% on site renewable energy generation or better for the completed development's ongoing operation and achieve a minimum BREEAM, or equivalent, rating of "very good" and preferably "excellent".

If any ancillary housing is included in any development proposals, this will need to conform to the Code for Sustainable Homes for the assessment of new housing.

In addition, developers must ensure that at least 10% of the total value of materials used in the build derives from recycled and re-used content (as a minimum outcome), show that the most significant opportunities to increase the value of materials derived from recycled and reused content have been considered, such as the top ten Quick Wins or equivalent, and implement good practice where technically and commercially viable. The WRAP (Waste & Resources Action Programme) toolkit or equivalent should be used in making this assessment. These objectives should be pursued while avoiding adverse impact on cost, quality or other requirements in this brief, and minimising transport (especially road transport of heavy materials) where feasible.

Demolition Protocol – in the case of any demolitions the contractor shall adopt the methodologies established by the ICE Demolition Protocol, or equivalent, to facilitate the recovery of materials (recycling/reuse) from the demolition work and to identify the potential for the incorporation of recovered material in the new-build/ permanent works. This incorporated recovered material will contribute to the overall target of 10% minimum recycled content (plus evidence of good practice) set for the project.

Site Waste Management Plan - the developer shall establish and maintain a Site Waste Management Plan to minimise the disposal of wastes to landfill, by reducing wastage of materials on site and promoting reuse, segregation, recycling and composting of wastes that arise.

4.4 Built Heritage

The majority of the Site is within Todmorden Conservation Area and contains two listed buildings; Odd Fellows Hall and Todmorden Town Hall.

The Health Centre and One Stop Shop/ Post Office Building have little architectural value, and is considered to detract from the conservation area. It is anticipated that the Health Centre will be demolished before the land is transferred to the Developer. The One Stop Shop/ Post Office Building is within private ownership but could be included and redeveloped as part of any proposed scheme. The remaining buildings within the area are considered to add to the conservation area and should remain if possible.

The Site includes the Grade 1 listed Todmorden Town Hall; redevelopment must respect this building and improve its setting and the surrounding area. The creation of vistas to the Town Hall, and open space near to the Hall should be elements of the redevelopment scheme.

4.5 Design Principles

There are key design principles for the development of the Site:

- i. Enclosure of the Bramsche Square car park area by designing buildings with active frontages to the redesigned square as it appears within any proposed scheme.
- ii. Any new development should take into account existing views into the area from Halifax Road.
- iii. A new public square, which can be used for specialist markets and performance space.

- iv. Significant pedestrianisation / or the creation of shared spaces, for the streets surrounding Bramsche Square car park.
- v. New buildings should be designed to complement the historic building on the site and should recognise the scale of surrounding buildings. Any new buildings should be of an appropriate scale and massing, well related to the adjacent buildings. No new building should be taller than the Central Methodist Church (approx 3 storeys); two storey buildings are likely to be more suitable on some sites.

It will be a requirement of the brief that a suitably experienced urban designer is appointed at an early stage of the process to progress these crucial design issues and ensure they are central to any submission made.

4.6 Materials

A strong characteristic of the Todmorden Conservation Area is derived from the use of natural stone walling, paving and stone or slate roofing materials. Any new development should respect and fit in with these local characters and features whilst noting the importance of understanding local distinctiveness in order to generate high quality proposals that respond sensitively to their context while being recognisably of the current time.

External works in the public domain should be based on a traditional palette of York stone paving, stone setts, soft landscaping and cobbles.

4.7 Landscape

A new public square with a minimum size of 700m² - 950 m² is expected to part of the scheme, with the improvement of the urban quality of streets within Bramsche Square, including making streets for people not cars. Rationalisation of parking may give further opportunities for further small public spaces.

The current area of open space, immediately to the North West of the Town Hall, must be improved to provide a suitable setting for the building.

The public square created as part of this scheme will need to remain in public ownership. Currently there is the possibility of either Todmorden Town Council or Calderdale Council owning the square, a commuted sum for maintenance will need to be provided by the developer and this will need to be factored into any financial appraisal.

4.8 Public Art

Public art will be encouraged within the Site where possible in line with Calderdale's draft Public Art Strategy. The public square should include public art and the links between the square and Todmorden's heritage and historical figures should influence the public art.

4.9 Environmental Impact

Noise Assessment may be required both for any residential elements of the scheme and to assess the impact of the development on existing residential properties.

4.10 Trees

Opportunities for the increased use of suitable street trees within Bramsche Square should be considered.

4.11 Flood Risk and Drainage

A Flood Risk Assessment will be required for this Site the Environment Agency has confirmed that approximately one half of the site is within flood zone 2. A reduction in surface water discharge to 5 litres per second will also be sought, by including drainage capacity on Site.

4.12 Traffic and Highways

A Transport Assessment will be required in relation to the closure or reopening on any streets, and the effect this would have on the wider road network, if this were pursued.

4.13 Planning Obligations

- i. Open Space – The Public Square will be considered as a contribution to open space and it is unlikely that further open space obligations will be required.
- ii. Affordable Housing – It is not expected that a great deal of housing will be provided in the development and any that will be should be ancillary to the overall scheme. Any proposal that exceeds 15 units will be assessed against the Council's Affordable Housing Supplementary Planning Document. However the clear priority for the development is for overall regeneration, parking and public realm improvements rather than housing.

- iii. Education contributions. Since the scheme will only have ancillary housing this is not expected to arise as an issue. Any other planning obligations would need to be assessed against the specific requirements of the scheme.

Appendix 1

List of potential development sites within Todmorden to be included if at all possible:

- One Stop Shop/ Post Office Building, Bramsche Square (“Healds Building”) – This 1960s retail building situated within Bramsche Square detracts from the overall Conservation Area. It is within private ownership and is currently occupied by a number of important services, included a small supermarket and Post Office. If the developer can acquire this site, its demolition would be a positive benefit to the Conservation Area.
- Tipside – This land is on the opposite side of River Calder to the Health Centre site. It is currently allocated as Urban Open Space within the Replacement Calderdale UDP 2006 but may also be suitable for development provided that open space policies can be adhered to. Part of the site is owned by CMBC, the remainder by private developer Jupiter Investments Ltd with a small area owned by Metro.

List of other development sites

- Abraham Ormerod Building, Burnley Road. This site is within Todmorden Conservation Area, and consists of a vacant and dilapidated day hospital. A recent planning application for retirement apartments was withdrawn (application no. 07/02118/FUL).
- Netto Building, Burnley Road. This site is within Todmorden Conservation Area, the building is a former cinema which was redeveloped as a supermarket and is currently vacant.
- Halifax Road site - Junction of Hope Street & Halifax Road. Planning permission for a mixed use development of 103 dwellings and 1437 square metre office development is currently pending. The site is allocated as a Primary Employment Area a previous appeal decisions means the principle of a mixed use development on the site has been accepted, any development must include employment space for at least 80 jobs.